

TOWN OF HOUNSFIELD PLANNING BOARD MEETING

May 7, 2013

The regular monthly meeting of the Town of Hounsfield Planning Board was called to order by Chairperson Yvonne Podvin at 7:00 p.m. at the Town Hall, Co. Rt. 66. The Pledge of Allegiance was said.

Members present were: Yvonne Podvin, Mel Castor, Paul Locy, Maryann Oliver and Kelly Harrienger.

Minutes of the last meeting were approved with Maryanne Oliver making the motion and Mel Castor seconding. All voted in favor. Motion carried.

#2013-01: Joseph Gosier- 20849 Hess Shore Road, Sackets Harbor, NY Tax map #81.00-1-89.1

Mr. Gosier attended the meeting in March regarding a simple land division on Route 180. He brought the survey and mylar that the Board asked for previously.

Yvonne Podvin asked the Board to approve the land division. Paul Locy made the motion. Mel Castor seconded the motion. Vote 5-0; all in favor.

Chairperson Podvin signed the mylar and gave it to Mr. Gosier.

#2013-02: Jane Bardon- 14047 Military Road, Sackets Harbor, NY Tax map #81.17-1-14.1 and #81.17-1-14.2

The request has been made to move a lot line to enlarge one lot and make the other one smaller. The mylar was previously submitted and the Board had approved the land division as long as the survey and the mylar matched. The Board went over the information and it was found that they matched.

Mel Castor made a motion for final approval of the land division. Paul Locy seconded the motion. Vote 5-0 in favor.

#2013-05: Judy Peer- 17937 NYS Route 3, Watertown, NY Tax map #81.00-1-40.2

The request has been made to separate a 3.267 acre lot from a 314.66 acre parcel on Route 3 for the purpose of building a residence. The lot will be sold. Stakes have been put in by the surveyor. Mr. Storino was present to represent the applicant.

The Board was surveyed with the short SEQR (Environmental Assessment Form) with a negative declaration.

A vote was made to approve the application with a roll call. All approved. The mylar

was signed by Yvonne Podvin. Mrs. Peer was informed that they are required to register the mylar with the county within 62 days.

#2013-06: Diane Nier- 14212 County Rt. 75, Sackets Harbor, NY Tax map #81.00-1-33.1

Mr. and Mrs. Nier have requested a land division with two acres each to go with the house and the barn respectively. The land is on Jericho Road and Evans Road. The Niers want to take some land from the 54 acres that they own in order to get the amount of land that they would like on each lot. A mylar and survey were submitted. The Board went over the maps.

The Board was surveyed with the short SEQR (Environmental Assessment Form) with a negative declaration.

A motion was made on the application with Mel Castor making the motion and Maryanne Oliver seconding the motion. Vote 5-0 in favor.

The mylar was signed and given to the applicant.

#2013-03: Kris Cooley- 127 North Pleasant Street, Watertown, NY

Mr. Cooley attended the monthly meeting in March to discuss approval for a paint ball field at 12844 NYS Route #3. The March minutes were read to the Board as a reminder of what Mr. Cooley is attempting to do. Yvonne Podvin spoke with the County Planner to find out the regulations of running such a business on Route 3. The County informed her that the regulations don't apply to this business since it is a temporary, short term, summer business being run on the weekends only. The Board reminded Mr. Cooley that the equipment needs to be removed and the field needs to be bare when the business ends.

Mr. Cooley was asked about his plans to carry insurance. He stated that he will carry liability insurance. He is planning to be open from 3:00-6:00 p.m. on Saturdays and 12:00-3:00 p.m. on Sundays. Cars will be parking on the grass. The netting will be up so shots won't go through it. The field will be surrounded by netting.

The Board stipulated that if Mr. Cooley decides to be open more days or more hours that he would come back before the Board because then he would need bathrooms.

Yvonne Podvin informed Mr. Cooley that there is a \$75.00 fee to be paid. The Board was asked if anyone had any further questions. All seemed satisfied.

A motion was made to approve the plan with the stipulation that the fee will be paid, if plans change for more hours the applicant will return to the Board. The Board also requested a copy of the insurance certificate to be put in the file. It was also made clear that the area will be cleaned up when the business is done for the summer. Mel Castor

made a motion to approve the application. It was seconded by Paul Locy. The vote carried 5-0 with all in favor.

#2013-02: Jane Bardon: Mrs. Bardon came in after the approval for her request to move her property line was approved. Yvone Podvin signed the mylar and gave it to Mrs. Bardon at this time so Mrs. Bardon didn't have to wait. She was also informed that she had 62 days to file the mylar.

#2013-07: M.K. Rentals- Route 12F, Brownville, NY, Tax map #73.18-1-2-31

Mr. James LaCombe and a partner are requesting to open the former maintenance facility of Brownville Paper as an automotive and truck repair shop. Maps were presented to the Board to give them an idea of where the facility would be. The double garage on Route 12F is now empty. Mr. LaCombe is not planning to make changes to the building. The building is 3500 square feet on 3.77 acres. They are not planning on using the whole three acres as they have no need for it.

The owner is giving Mr. LaCombe a lease for three years with the option to purchase. He already has the lease agreement and a 911 address. The new address is 19431 State Route 12F, Watertown, NY

This is a preliminary request because a plan review is needed since this is a commercial business to be located on a State highway. We have to send this forward to the County and wait for their recommendations. We are willing to hold a special meeting for them since they are in a hurry. The Board had no further questions about the business. Preliminary approval looks good. The County has 30 days to respond.

Robbins/Malone Property.

Mr. Storino presented a preliminary request to the Board that they look at the possibility of dividing a piece of land now owned by Mr. Malone. Mr. Malone would like to keep the road frontage and sell the land in back to be used as fields for the Robbins farm. The Robbins are currently using these fields already. There is a request for a 60 foot right of way off Parker Road to be used as an access to the farmland. Mr. Malone would own the right of way.

A question was brought up to the Board as to the possibility that a house be built on the north east section on the back of the land. After discussion, the Board stated that due to the lack of road frontage that would not be a possibility.

The request is preliminarily approved with the stipulation that the right of way is only used for agricultural use. Mr. Storino was informed that the application needs to be submitted and the fee needs to be paid for the Board to consider the application. A survey also needs to be done.

A Zoning Report was presented to the Board by Zoning Officer Marlene Lennox.

The Board decided to call a special meeting on Tuesday, May 14 at 6:00 p.m. to discuss Route 3.

Old Business – The Comprehensive Planning Board plan was brought up. There is a presentation on the website. It seems that the general public is accepting it.

A motion was made to adjourn the meeting by Maryanne Oliver. Kelly Harrienger seconded the motion. All were in favor. The meeting was adjourned at 8:15 p.m.

Respectfully submitted by Sheryl Crandall